

DRAFT

Housing Department's Final Recommendations for Modifying the Affordable Housing Impact Fee (AHIF)

1. Small Projects – No change from previous version.

Recommendation: Add an exemption to change the threshold size of rental projects to which the AHIF applies from three (3) units to 20 units

2. Mixed-Use Projects – Amended recommendation.

Recommendation: No change to the AHIF.

Policy Alternative: Temporarily reduce the existing housing impact fee by \$4.00 per square foot for mixed residential/commercial market-rate rental projects that meet the following criteria:

- Have received all Planning Permits by the earlier of January 31, 2020 or adoption of a new Urban Village plan;
- Consists of commercial square footage (of each building) that exceeds eight percent (8%) of the project's square footage; and
- Are located in the Downtown and Diridon Station areas and the following urban villages: Valley Fair/Santana Row, West San Carlos, The Alameda, East Santa Clara Street, Roosevelt Park.

3. Assisted Living/Memory Care Facilities for seniors - No change from previous version.

Recommendation: No change to the AHIF.